THE SOD GUY - SALES LOT

CONSTRUCTION DRAWINGS
LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION

A SWMP must be submitted or a note provided on this grading and erosion control plan that a SWMP must be approved two weeks prior to the beginning of construction,

Provide the following on this plan:
-Vicinity Map
-Standard 27 GEC notes
-Construction BMP standard details
-Reference in note 26 to the geotech report submitted with VR1813
-easements

Include Filing 1A

include the names of those signing

Provide the details for the proposed access location and update the FAE accordingly.

Work in ROW permits will be required for the construction of the access locations.

Based on these contours, it appears that the water from this landscaped area is flowing off site. All water must flow to the inlet/detention pond for WQCV.

AREA OF SOIL DISTURBANCE/LIMITS OF CONSTRUCTION

EX CURB AND GUTTER

DISTURBANCE/LIMIT OF CONSTRUCTION

PROPERTY BOUNDARY

Provide parking lot elevations

Identify this curb and gutter

Based on this contour, it appears that the water from this landscaped area is flowing off site. All water must flow to the inlet/detention pond for WQCV.

SALES OFFICE
FF = 6218

CONCRETE

GRAVEL

Provide the slope of the handicap spot.

PROP CONCRETE PAN

Provide the detail for the concrete pan and show slope

VTC

SF

IP

PROP FENCE

EX TYPE C INLET

18" EX STORM LINE

Show silt fence continued to the inlet. Update the FAE accordingly.

Provide the detail for the ditch here which conveys the stormwater to the inlet.

LOT 2, APPALOOSA HWY 24 SUBDIVISION FILING NO. 2

AMELIA STREET (60' ROW)

EX CURB AND GUTTER

TERMIN (60' ROW)

VTC

CWA

LOT 1, APPALOOSA HWY 24 SUBDIVISION FILING NO. 2

DISTURBANCE/LIMIT OF CONSTRUCTION

Is this an error with the contour?

Identify this curb and gutter

DISTURBANCE/LIMIT OF CONSTRUCTION

Based on the grading shown along the southern property line, it does not appear that the stormwater is reaching the inlet to the detention pond. All stormwater from the site must be treated for WQCV.

Include all line types in the legend.

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

NAME _____ DATE _____

OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

NAME _____ DATE _____

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.
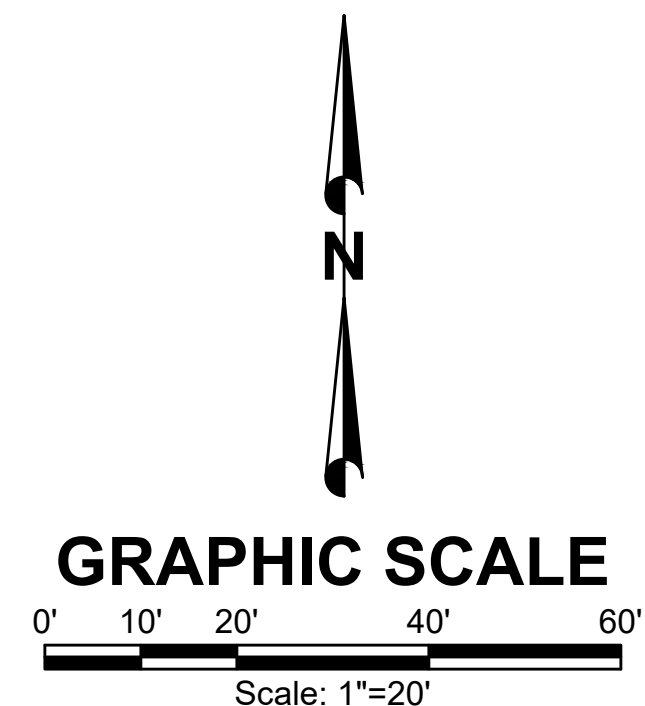
JENNIFER IRVINE, P.E. _____ DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

GENERAL CONSTRUCTION NOTES:

1. INSTALLATION OF ALL GRADING, EROSION CONTROL BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 7. CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THIS MANUAL DURING CONSTRUCTION.

2. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEEDED.

LEGEND

Symbol	Description	
VTC	VEHICLE TRACKING CONTROL	
SF	SILT FENCE	
SCL	SEDIMENT CONTROL LOG	
CWA	CONCRETE WASHOUT AREA	
IP	INLET PROTECTION	

REVISIONS
NO. | BY | DATE

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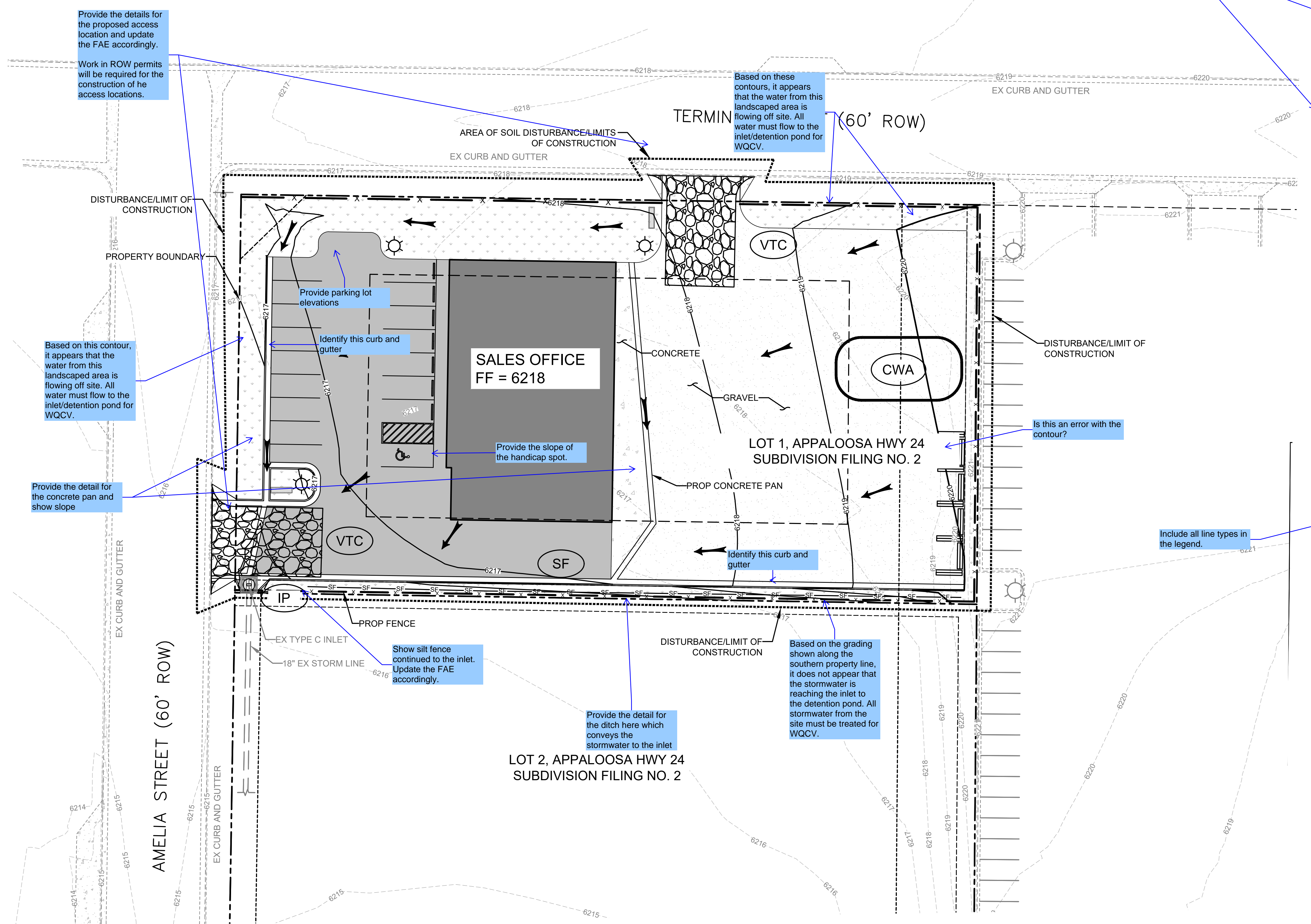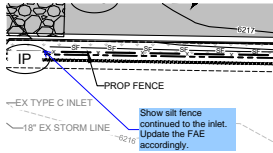
PROJECT NO. 04-18-0012
DRAWN C. BURBA
DESIGNED C. BURBA
APPROVED C. BURBA
CHK/QC J. MOORE

OWNER
THE SOD GUYS
COLORADO SPRINGS, CO

SALES LOT - SPECIAL USE
GRADING AND EROSION CONTROL PLAN

SHEET NO:
C-04

DATE:
12/30/18

PAGE NO:
5 OF 6

GRAPHIC SCALE
0' 10' 20' 40' 60'
Scale: 1"=20'

N

PPR1925. Revise

PCD FILE NO. PPR1831

P:\Clients\The Sod Guy\CAD\Construction Plans\5 - C04 - Grading and Erosion Control Plans.dwg ---- 3/5/2019 3:58 PM

GEC_v1-redline.pdf Markup Summary

dsdgrimm (18)

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 2:39:42 PM
Status:
Color: ■
Layer:
Space:

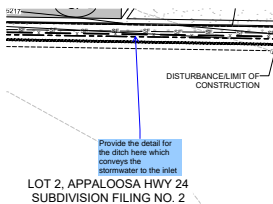Show silt fence continued to the inlet.
Update the FAE accordingly.
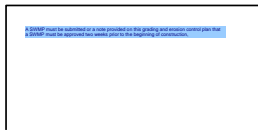
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Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 3:45:14 PM
Status:
Color: ■
Layer:
Space:

A SWMP must be submitted or a note
provided on this grading and erosion
control plan that a SWMP must be
approved two weeks prior to the
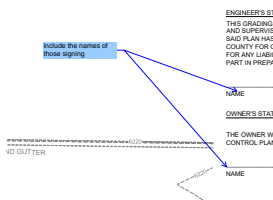beginning of construction,

---
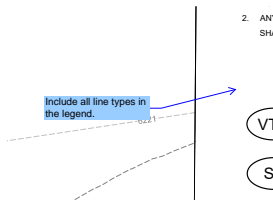
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Author: dsdgrimm
Date: 6/18/2019 3:46:54 PM
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Color: ■
Layer:
Space:

Include all line types in the legend.

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 3:51:01 PM
Status:
Color: ■
Layer:
Space:

Provide the detail for the ditch here which
conveys the stormwater to the inlet

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 3:55:30 PM
Status:
Color: ■
Layer:
Space:

include the names of those signing

...UT - SALES LO...
RUCTION DRAWINGS
...SA HIGHWAY 24 SUBDIVISION

Include Filing 1A

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 3:56:03 PM
Status:
Color: ■
Layer:
Space:

Include Filing 1A

Provide the following on this plan:
-Vicinity Map
-Standard 27 GEC notes
-Construction BMP standard details
-Reference in note 26 to the geotech report submitted with VR1813
-easements

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 3:56:06 PM
Status:
Color: ■
Layer:
Space:

Provide the following on this plan:
-Vicinity Map
-Standard 27 GEC notes
-Construction BMP standard details
-Reference in note 26 to the geotech report submitted with VR1813
-easements

TERMINAL STREET
SALES OFFICE
FF = 6218
LOT 1, AREA
SUBDIVISION
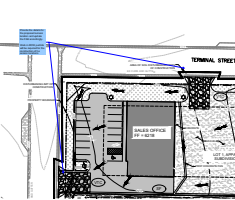
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Page Label: [1] C-01
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Author: dsdgrimm
Date: 6/18/2019 4:04:49 PM
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Color: ■
Layer:
Space:

Provide the details for the proposed access location and update the FAE accordingly.
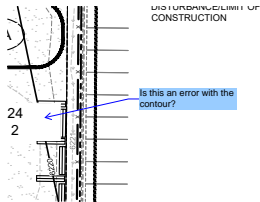
Work in ROW permits will be required for the construction of he access locations.
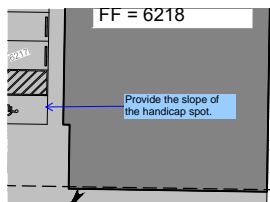

PPR1925. Revise

...D FILE NO. PPR1831

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Page Label: [1] C-01
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Author: dsdgrimm
Date: 6/18/2019 4:05:24 PM
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Color: ■
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PPR1925. Revise

DISTURBANCE/LIMIT OF
CONSTRUCTION

Is this an error with the contour?

24
2

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 4:07:14 PM
Status:
Color: ■
Layer:
Space:

Is this an error with the contour?

FF = 6218

Provide the slope of the handicap spot.

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 4:08:24 PM
Status:
Color: ■
Layer:
Space:

Provide the slope of the handicap spot.
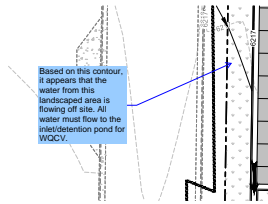
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Page Label: [1] C-01
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Author: dsdgrimm
Date: 6/18/2019 4:10:59 PM
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Based on this contour, it appears that the water from this landscaped area is flowing off site. All water must flow to the inlet/detention pond for WQCV.
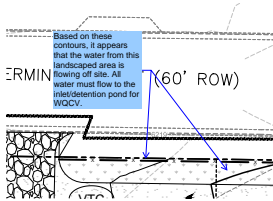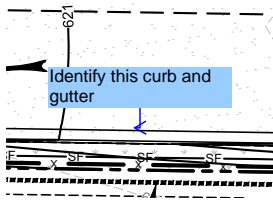

Subject: Engineer
Page Label: [1] C-01
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Author: dsdgrimm
Date: 6/18/2019 4:14:44 PM
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Based on these contours, it appears that the water from this landscaped area is flowing off site. All water must flow to the inlet/detention pond for WQCV.
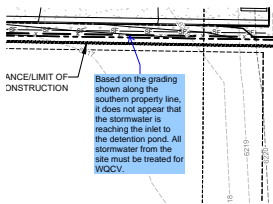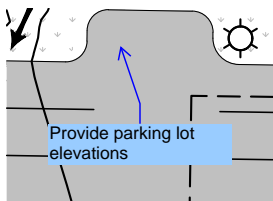

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Page Label: [1] C-01
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Date: 6/18/2019 4:15:58 PM
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Based on the grading shown along the southern property line, it does not appear that the stormwater is reaching the inlet to the detention pond. All stormwater from the site must be treated for WQCV.
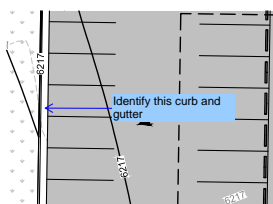

Subject: Engineer
Page Label: [1] C-01
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Author: dsdgrimm
Date: 6/18/2019 4:20:56 PM
Status:
Color: ■
Layer:
Space:

Identify this curb and gutter

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 4:22:57 PM
Status:
Color: ■
Layer:
Space:

Provide parking lot elevations

Subject: Engineer
Page Label: [1] C-01
Lock: Unlocked
Author: dsdgrimm
Date: 6/18/2019 4:23:59 PM
Status:
Color: ■
Layer:
Space:

Identify this curb and gutter

Provide the detail for the concrete pan and show slope